

3. **2006SP-007U-10**
Glen Echo (Amendment #1)
Map 117-15, Parcel 060
Subarea 10 (2005)
Council District 25 - Jim Shulman

A request to amend the SP district for property located at 1749 Glen Echo Road, southeast corner of Glen Echo Road and Hillmont Drive (.97 acres), to add .97 acres for 4 additional single-family homes and a stormwater detention facility for a total of 16 single-family homes on 4.04 acres, requested by Bob Haley, applicant/owner.

STAFF RECOMMENDATION: Approve with conditions

APPLICANT REQUEST - A request to amend the Specific Plan (SP) district for property located at 1749 Glen Echo Road, southeast corner of Glen Echo Road and Hillmont Drive (.97 acres), to add .97 acres for 4 additional single-family homes and a stormwater detention facility for a total of 16 single-family homes on 4.04 acres.

Plan Details - The proposed plan adds 4 lots to the Glen Echo SP, approved for 12 lots by the Planning Commission on August 10, 2006. The proposed plan includes 4 single-family lots with a minimum front setback of 30 feet on Glen Echo Road. The one internal street includes setbacks of five to ten feet and connects the previous stub street to Hillmont Drive. The plan also includes sidewalks on both sides of all new streets, and along the frontages of Glen Echo Road and Hillmont Drive, as called for in the Community Plan. The stormwater detention for this development will be relocated from the first Glen Echo SP to the southeast corner of Glen West Drive and Hillmont Drive.

Building Elevations -The plan also includes a proposed architectural rendering (elevation) for the building facing Glen Echo Road (Lot 13). The elevation is the same as elevations previously approved with the first Glen Echo SP. Staff recommends the Commission approve this elevation, with the condition that the applicant submit elevations for each lot that are consistent with the first Glen Echo SP with the final SP site plan application.

STORMWATER RECOMMENDATION - Approved.

PUBLIC WORKS RECOMMENDATION-The developer's construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.

CONDITIONS

1. The application, including attached materials, plans, and reports submitted by the applicant and all adopted conditions of approval shall constitute the plans and regulations as required for the Specific Plan rezoning until a Final Plan is filed per the requirement listed below. Except as otherwise noted herein, the application, supplemental information and conditions of approval shall be used by the planning department and department of codes administration to determine compliance, both in the review of final site plans and issuance of permits for construction and field inspection. Deviation from these plans will require review by the Planning Commission and approval by the Metropolitan Council.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the RS10 zoning district at the effective date of this ordinance, which must be shown on the plan.
3. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.

4. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metropolitan Department of Public Works for all improvements within public rights of way.
5. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
6. Minor adjustments to the site plan may be approved by the planning commission or its designee based upon final architectural, engineering or site design and actual site conditions. All adjustments shall be consistent with the principles and further the objectives of the approved plan. Adjustments shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or intensity, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
7. Within 120 days of Planning Commission approval of this preliminary SP plan, and in any event prior to any additional development applications for this property, including submission of a final SP site plan, the applicant shall provide the Planning Department with a final corrected copy of the preliminary SP plan for filing and recording with the Davidson County Register of Deeds. Failure to submit a final corrected copy of the preliminary SP plan within 120 days will void the Commission's approval and require resubmission of the plan to the Planning Commission.
8. Revise the Landscape Plan to reflect public access easements as shown on the Site Development Plan.
9. Line up public access easement with existing public access easement and create a uniform width of 20' (10' from centerline).
10. Clearly identify the boundary of the entire SP, including the previously approved 12 lots.
11. Remove all notations referencing "Type" from building footprints on Conceptual Layout.
12. The final SP site plan shall include elevations for each lot that are consistent with the first Glen Echo SP.

Approved with conditions (6-0), *Consent Agenda*

Resolution No. RS2007-043

"BE IT RESOLVED by The Metropolitan Planning Commission that 2006SP-007U-10 is **APPROVED WITH CONDITIONS. (6-0)**

Conditions of Approval:

1. The application, including attached materials, plans, and reports submitted by the applicant and all adopted conditions of approval shall constitute the plans and regulations as required for the Specific Plan rezoning until a Final Plan is filed per the requirement listed below. Except as otherwise noted herein, the application, supplemental information and conditions of approval shall be used by the planning department and department of codes administration to determine compliance, both in the review of final site plans and issuance of permits for construction and field inspection. Deviation from these plans will require review by the Planning Commission and approval by the Metropolitan Council.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the RS10 zoning district at the effective date of this ordinance, which must be shown on the plan.

3. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
4. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metropolitan Department of Public Works for all improvements within public rights of way.
5. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
6. Minor adjustments to the site plan may be approved by the planning commission or its designee based upon final architectural, engineering or site design and actual site conditions. All adjustments shall be consistent with the principles and further the objectives of the approved plan. Adjustments shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or intensity, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
7. Within 120 days of Planning Commission approval of this preliminary SP plan, and in any event prior to any additional development applications for this property, including submission of a final SP site plan, the applicant shall provide the Planning Department with a final corrected copy of the preliminary SP plan for filing and recording with the Davidson County Register of Deeds. Failure to submit a final corrected copy of the preliminary SP plan within 120 days will void the Commission's approval and require resubmission of the plan to the Planning Commission.
8. Revise the Landscape Plan to reflect public access easements as shown on the Site Development Plan.
9. Line up public access easement with existing public access easement and create a uniform width of 20' (10' from centerline).
10. Clearly identify the boundary of the entire SP, including the previously approved 12 lots.
11. Remove all notations referencing "Type" from building footprints on Conceptual Layout.
12. The final SP site plan shall include elevations for each lot that are consistent with the first Glen Echo SP."

The proposed amendment to the SP district to add an additional .97 acres and 4 additional single-family is consistent with the intent of the originally approved SP district."